



# 675 SAN JUAN AVENUE

VENICE

3 BEDS | 4 BATHS | 1,800 SQ. FT. | 5,205 SQFT LOT

Idyllic garden compound. This amazing single-level retreat is designed for private indoor-outdoor living. The enhanced 2+2 main house connects to a reimagined guest suite via a central covered dining patio. Features include renovated kitchen, vaulted ceilings, multiple skylights & hardwood floors. There's an art studio with kitchen & bath, a meditation house with outdoor shower + an expansive roof terrace. Fully landscaped. Secure 2-car carport. Quiet one-way street. Close to Abbot Kinney.

OFFERED AT \$2,550,000

**CJ COLE**

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675 SAN JUAN AVE  
VENICE, CA 90291

3  
Beds

Baths 4.00  
(3F 1T 0H 0Q)

1,800/AS  
Sqft

Single Family  
LP \$2,550,000



<b>Expected on Market</b>	
<b>Area</b>	11 Venice
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$1,416.67
<b>Lot Size</b>	5,205/VN
<b>HOA Fee 1 &amp; 2</b>	
<b>MLS#</b>	20-552554
<b>APN</b>	4239-024-031

**OPEN HOUSE** 02/23/2020 (1:00PM-3:30PM)

**Directions:** One way street ... Turn East from Abbot Kinney ... 2 blocks

**Remarks:** Immerse yourself in the zen of this idyllic garden compound ... an amazing single-level retreat designed for private indoor/outdoor living. This expansive property is composed of a 2 bedroom + 2 bath main house boasting a tastefully renovated kitchen and a master bedroom suite that opens to a peaceful porch and fruit trees. The redesigned separate guest suite/media room is connected to the main living space by the spacious covered ipe wood dining patio. Throughout you'll enjoy high vaulted ceilings with multiple skylights and hardwood floors. Additionally, there is a working studio with a kitchen and bath, plus a meditation house with an adjacent hot & cold outdoor shower. Delight in the fully landscaped oases or relax and savor the sunset from the expansive tree-top roof terrace. There is a new secure carport for two cars and tons of built-in storage. Located on a quiet one-way street with ample guest parking ... 2 blocks to Abbot Kinney ... 5 doors to Oakwood Recreation Center. WOW !!!

**Agent Remarks:** Originally a triplex. Used for many years as a single family home + art studio.

**Showing Remarks:** Need at least 24 hours notice. Please call or email listing agent #1 (CJ Cole - 310.773.6945 - cjc.mls3@venicebeachliving.com). NO TEXTS, please !!!

Structure Info	
<b>Year Built/Source</b>	1921/Assessor
<b>View</b>	Tree Top
<b>Stories</b>	1
<b>Guest House</b>	Detached
<b>PUD</b>	
<b>Sewer</b>	
<b>Style</b>	Bungalow

Land/Lot Info	
<b>Zoning</b>	LARD1.5
<b>Land Type</b>	
<b>Land Lease Purchase</b>	
<b>Horse Property</b>	
<b>Lot Acreage</b>	
<b>Special Zone</b>	Property Report
<b>Addl Parcel</b>	

Contract Info		DOM 5
<b>List Date</b>	02-10-2020	
<b>List Price</b>	\$2,550,000	
<b>Orig List Price</b>	\$2,550,000	
<b>Status Date</b>	02-10-2020	
<b>Change Date/Type</b>	02-13-2020/New Listing	
<b>Sale Type</b>	Standard	
<b>CSO</b>	2.5%	
<b>Listing Type</b>	Exclusive Right	
<b>Disclosure</b>	As Is	

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	
<b>Assoc Amenities</b>	
<b>Assoc Fees Include</b>	
<b>Assoc Pet Rules</b>	
<b>Community Features</b>	
<b>Rental Restrictions</b>	
<b>Short Term Rentals</b>	
<b>Short Term Rental Duration</b>	

Parking Details	
<b>Parking Type</b>	Auto Driveway Gate, Built-In Storage, Carport, Door Opener, Garage - 2 Car, Side By Side
<b>Total Spaces</b>	2
<b>Covered Spaces</b>	2
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	2
<b>Carport Spaces</b>	2

Showing Info	
<b>Occupancy/Show</b>	24-hr Notice, Appointment Only, Call LA 1, Do Not Contact Occupant, Listing Agent Accompanies, Owner, Video Available
<b>Contact Name</b>	
<b>Contact Phone</b>	
<b>Occupant Type</b>	Owner
<b>Lockbox Location</b>	
<b>Lockbox Type</b>	
<b>Gate Code</b>	

Interior Features	
<b># Fireplaces/Details</b>	Dining, Free Standing, Patio
<b>Furnished</b>	Unfurnished
<b>AC/Cooling</b>	Ceiling Fan
<b>Heating</b>	Central, Wall Gas
<b>Flooring</b>	Hardwood
<b>Equip/Apppl</b>	Built-Ins, Dishwasher, Dryer, Garbage Disposal, Hood Fan, Range/Oven, Refrigerator, Washer, Water Line to Refrigerator

Exterior Features	
<b>Pool</b>	No
<b>Spa</b>	None
<b>Tennis/Courts</b>	
<b>Roofing</b>	
<b>Fence</b>	Privacy Fence, Wood
<b>Laundry</b>	Outside

CJ Cole	
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Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2020 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Ashley Watanabe CALDRE#